



JOHNSON FELLOWS

CHARTERED SURVEYORS

Derby, Chaddesden, 513-515 Nottingham Road, DE21 6NA

Retail Premises – Leasehold

CONFIDENTIAL DISPOSAL



LOCATION

The property is situated in a prominent corner position fronting onto Nottingham Road within the suburb of Chaddesden, Derby. Nearby national occupiers include **Lidl, Aldi, Papa Johns, Birds, Paper Kisses, Pizza Hut, Ladbroke's, Tesco Express, Co-Op, Iceland** and **Dominos**.

DESCRIPTION

The property comprises a ground floor lock up retail unit consisting of ground floor sales accommodation and ancillary storage. The property also benefits from shared parking to front.

ACCOMMODATION

Ground Floor Sales	171.18 sq m	1,849 sq ft
Ancillary Storage	99.52 sq m	1,071 sq ft

TENURE

The premises are available by way of a new lease for a term of years to be agreed.

RENT

£30,000 per annum exclusive.

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable value £29,500

Interested parties should verify this information with the local rating authority.

EPC

Available upon application

LEGAL COSTS

Each party are to be responsible for their own legal costs.

VIEWING

ON SITE STAFF UNAWARE. CONFIDENTIAL DISPOSAL

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

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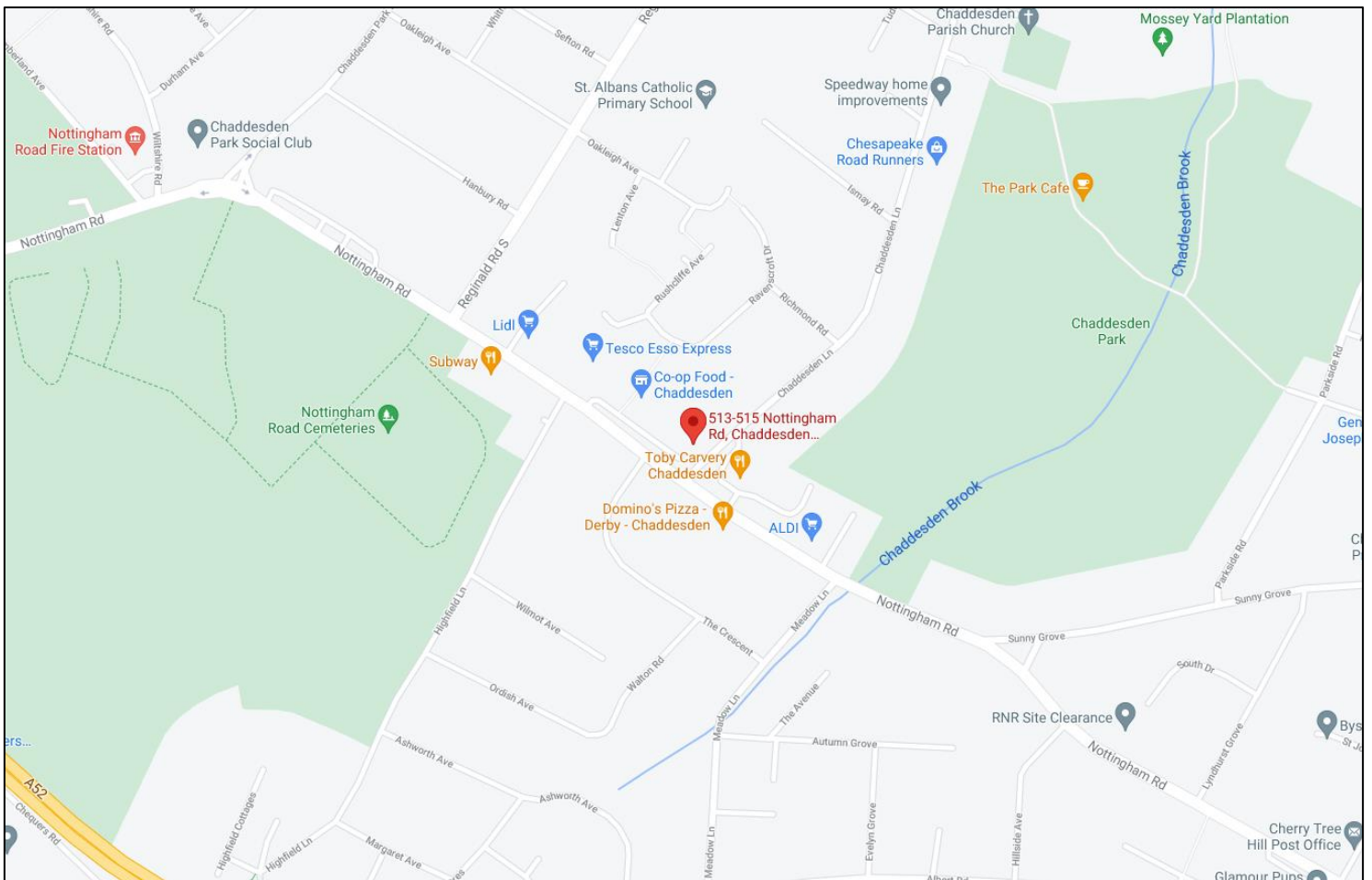


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